



**GRASSROOTS**  
REALTY GROUP

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## 23 Horse Shoe White Sands, Alberta

**MLS # A2225385**



# \$115,000

**Division:** NONE

**Lot Size:** 0.45 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Direct Control

**Water:** -

**Sewer:** -

**Utilities:** Electricity, Sewer

Welcome to White Sands, Alberta &ndash; home to some of the best beaches on Buffalo Lake! This versatile 0.45-acre lot is zoned Direct Control, offering incredible flexibility for residential or commercial use (with approval from the Summer Village of White Sands). Whether you're dreaming of building a cozy cabin, setting up a lakeside business, or combining both&mdash;this property gives you the freedom to do it all. Prime Location Situated on the corner of two well-traveled roads, this lot once hosted a successful business and is ideally located for future commercial ventures. Picture a small shop with living quarters tucked behind&mdash;ideal for both lifestyle and income. Added Value Free topsoil and large rocks for landscaping, generously offered by the owner of this and the neighboring lot (also available for purchase). Graveled and packed surface&mdash;no need to worry about parking or site prep. Power already connected 2000-gallon septic tank in place Fifth-wheel trailer negotiable One of the best perks of owning in White Sands? No building commitment&mdash;you can take your time to develop, or simply enjoy the space in your RV for now. Year-Round Fun Summer in White Sands means swimming, boating, fishing, and hiking. In the winter, enjoy cross-country skiing, snowshoeing, ice fishing, skating&mdash;and even an outdoor curling rink! Whether you're looking for a place to relax, invest, or launch your next business venture, this property offers endless possibilities.